



COMMUNITY PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Creating Solutions for Our Future

Joshua Cummings, Director

CASE SUMMARY

Applicant: Charlie Beukelman
Project Name: Faith Harvest Helpers

Properties:

12539 Case Rd. SW [T.P.N.- 12605230100]
12643 Case Rd. SW [T.P.N.- 12605240600]

VIOLATIONS (See Attached Map)

CPED (Community Planning and Economic Development)

- Storage of uninstalled manufactured home: Open Storage Sec. 20.34.020(8) - Limitations on accessory uses
- RV used as a dwelling unit: Sec. 20.34.020(8) - Limitations on accessory uses
- Unpermitted operation of a business: Sec. 20.54.070 - Use—Specific standards
- Building permit required for shipping containers: Section 14.17.080; 202 amended - SHIPPING CONTAINERS
- Intrusions into wetlands or associated buffers: (Sec. 24.30.)

PHSS (Public Health and Social Services)

Septic:

- An "Expansion" of site or facility resulting in a change of use. (Article IV; Section 18 (See Sec.-3; Definitions - "a change in a residence, facility, site, or use that...))
- Additional connections have been made to existing on-site septic systems. (Article IV; Section: 11.3.5.4)
- On-site sewage (OSS) on the property are non-conforming based on their current use and connections made without approval or permits. (Article IV; Section: 4.6)
- Evidence of vehicular traffic over septic components. (Article IV; Section: 16.1.5(.3))

Drinking Water:

- Connections made to nonresidential buildings and for RV hookups. Providing service to more than the current approved number of service connections. (WAC 246-291-120(1))

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Project Timeline:

October 4, 2016

Citizen complaint received.

October 11, 2016

Compliance staff from CPED, PHSS, and ORCAA (Olympic Regional Clean Air Agency) investigated alleged violations of storage, RV living, wetland violations, and grading.

October 24, 2016

Case Closed by all County departments. No violations were determined.

December 14, 2016

Application to construct 2 pole buildings at 2,160 sq. ft. each. Permit #'s 16115191 & 16115193. Permits issued 8/27/18.

April 13, 2017

After the fact application for a 3-bay garage built without a permit. Not approved. RUE (Reasonable Use Exception) required. Application has since expired. Permit # 17104431

September 11, 2017

Application to replace the existing manufactured home. Permit # 17111985. Permit was issued 6/22/18.

November 13, 2017

Application for a second manufactured home received. Permit #17115236. Not approved. RUE required. Application has expired.

November 15, 2017

Citizen complaint received.

November 15, 2017

Compliance investigation. Allegations of living in RV, construction without permits, clearing and grading.

November 16, 2017

After the fact application for carport building received. Not approved. RUE required. Application has since expired. Permit # 17115442

January 29, 2019

Application RUE received for RV cover, second manufactured home, and garage. Application # 19101034.

Case Summary: FAITH HARVEST HELPERS

August 27, 2019

RUE scheduled for Hearing Examiner. Hearing postponed at the request of the applicant.

August 28, 2019

Citizen complaint received.

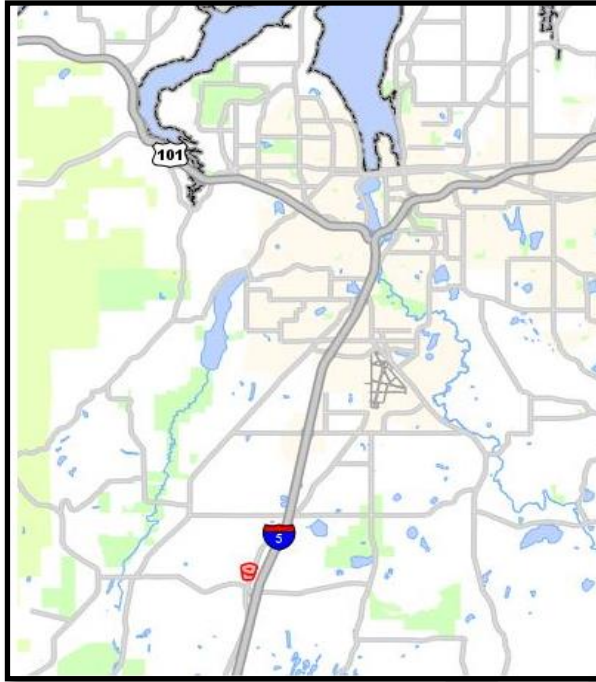
September 10, 2019

Compliance investigation. Joint investigation with CPED and EH for alleged RV living, construction w/o permits, septic and water.

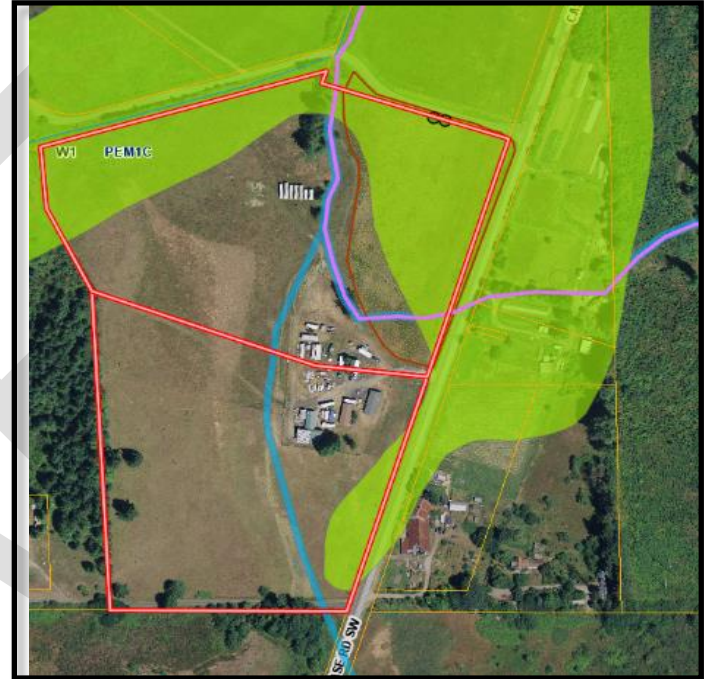
Next Steps – Compliance Investigation is ongoing. Notice of violation (NOV) for any structures/activities beyond the scope of the RUE application will be enforced. If evidence of further activity beyond the scope of the RUE application is found to be in violation further actions such as NOV, stop work order, civil infraction, or civil penalties may be pursued.

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VICINITY MAP



ENVIRONMENTAL CONDITIONS MAP



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Legend:

▲ Living in RV: 5

● Building: 8

◆ Water Service: 4

● Open Storage: 8

🏠 Wetland: 1

Violations: 25

